

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**MEETING MINUTES**

**7 p.m., 23 September 2010**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3		X	
3. David Bartick	Neighborhood 4/4A	X		
4. Scott Tillson	Neighborhood 5		X	
5. VACANT	Neighborhood 6			
6. Dave McIntyre	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8		X	
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9	X		
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12			
13. Jill McCarty	Business Representative		X	
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative		X	
16. Christian Clews	Investor Representative		X	
17. Rodney Hunt	Investor Representative	X		

**APPROVAL OF MINUTES**

The July 22, 2010 minutes were unanimously approved (9-0).

**PUBLIC COMMUNICATION**

Judy Strang from Drug Free Youth spoke about the upcoming September 25, 2010 National Prescription Drug Take Back Day, the October 16, 2010 Teen Driver Fair and the Teen Driving & Safety program information. Officer Adrian Lee further discussed and supported the Prescription Drug Take Back Day. Officer Lee also noted that he's noticed an uptick in minor crimes in Sorrento Valley and the Flower Hill area, but not in Carmel Valley. Laura Copic mentioned that Saturday September 25, 2010 is coastal cleanup day. Acting Chair Manjeet Ranu made mention of Proposition C and its website, [yes4rnp.com](http://yes4rnp.com) (see more information below in subcommittee reports and announcements). Ken Farinsky was asked to put a link to [yes4rnp.com](http://yes4rnp.com) on the community website. Ken Farinsky mentioned that there will soon be a detour from the SR56 bike lane during the time that a recycled water line is routed through the stretch. The detour is expected to be in place for approximately 6 months. Karen Cody asked about any resolution or suggestions at the SDUHSD level regarding Del Mar Heights traffic during morning high school drop off. Dean Dubey suggested light timing.

**ANNOUNCEMENTS**

None.

## **WRITTEN COMMUNICATIONS**

None.

## **COMMUNITY PLANNER REPORT**

No report/no representative present.

## **COUNCIL DISTRICT ONE REPORT**

Mel Millstein reported that the 1,500 page EIR for the I-5 expansion will be on the city's website soon. The public comment period has been extended to November 22, 2010. Mel also reported that the City Council has come to terms on the acquisition price of Gonzales Canyon Neighborhood Park. This is a key trigger to start the design phase.

## **MAYOR'S REPORT**

No report/no representative present.

## **COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3**

Sachiko Kohatsu reported that the CAL FIRE San Diego unit chief has been appointed to the position of chief of the San Diego County Fire Authority. Sachiko additionally reported that the Supervisors' neighborhood reinvestment fund has been cut in half. The \$5,000,000 of savings will now be used for fire training. Sachiko also reported that Fannie Mae and Freddie Mac will not fund mortgages with solar power indebtedness attached. Supervisor Slater-Price is working with Attorney General Jerry Brown to help support litigation (legislation?) that would make these mortgages qualified for Fannie/Freddie financing.

## **STATE ASSEMBLY REPORT, DISTRICT 75**

No report/no representative present.

## **INFORMATION AGENDA**

Elizabeth Schreiber reported that the "re-imagining" of Del Mar Highlands Town Center is underway and moving very fast. The three phase project, with the first two in progress now, is expected to continue through summer 2011, with a break during the holiday season. Phase 1 involves building parking wherever possible, changing compact spaces to full size, and adding entrances. Phase 2 seeks to replace all sidewalks in Del Mar 1, the upper area of the center, with pavers, water features and seating. Elizabeth also mentioned that the old Quizno's and Del Mar Floral spaces are being demolished to make way for a drivable passageway between the rear and front of Del Mar 2, the lower area of the center. Elizabeth commented that four new leases have been signed, two of those restaurants and two retailers. The movie cinema will close between January and June 2011, during which time the space will be completely gutted and renovated with high end finishes. The space between Champagne Bakery and the movie cinema will be filled with full service restaurants. UPS and Panda Express will get a new delivery area in the back of their space so that there will be no need for delivery trucks to park in front of the stores, creating traffic problems. Dave McIntyre asked whether the center is adjusting tenants' rent during the renovation. Elizabeth responded that tenants have been told that their sales during this period would be reviewed after the fact, and that discussions may take place then.

## ACTION AGENDA

1. **Meadows NOV**-Paul Metcalf discussed the history of the NOV and the following 6-point proposal to resolve the issues:

- The applicant will re-vegetate the disturbed areas adjacent to the 5<sup>th</sup> fairway with native vegetation.
- The applicant will re-vegetate 19,000 square feet adjacent to and south of the new tees on the 5<sup>th</sup> and 6<sup>th</sup> holes with native vegetation.
- The applicant will grant the City an easement across resort property that includes the trail.
- The applicant will waive its rights to recover damages from the City related to a trespass on the trail.
- The applicant will pay a \$250,000 fee to the City for the Horse Trail Fund to be administered by the Carmel Valley Community Planning Board and the Del Mar Mesa Community Planning Board.
- The applicant will put a protective habitat easement on approximately .9 acres of land adjacent to the 15<sup>th</sup> fairway/tee boxes.

A motion was made by Anne Harvey and seconded by [REDACTED], to support the motion as presented to the Carmel Valley Community Planning Board and asks that the \$250,000 fee be placed into an account that would not encounter unnecessary City overhead and fees. Anne Harvey was delegated the task of writing a letter communicating and explaining the intent of the board's position. The motion was unanimously approved (9-0).

2. **Barczewski SDP**-Paul Metcalf explained the history of the issues that are now proposed to be mitigated. The applicant seeks a site development permit to relocate 75,000 yards of dirt, drain a created 1.5 acre wetland area, and donate 5 acres of habitat area where the wetlands will be recreated. Ranu and Harvey noted that the applicant requests an SDP and that it should include a multi use trail easement along the Carmel Valley trunk sewer line. A motion to support the site development permit application to satisfy the judgments against the Barczewski Trust was made by [REDACTED], seconded by [REDACTED] and unanimously approved. Ranu was delegated the task of writing a letter communicating the decision of the board. The board attached the following conditions to the approval of the SDP:

- Issues related to adjacent properties be satisfactorily resolved
- That there be development of a multiuse trail along the Carmel Valley trunk sewer easement.

3. **MAD**-The board deferred any action on the proposal until sufficient details of the landscaping plan for the Carmel Country Road median are available at the request of Dave McIntyre.

## 4. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative	Report	Next Meeting
Regional Issues & Design Review	Harvey, Fuchs	None	10/6
FBA	White	None	None noted
MAD	McIntyre	None	10/5
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	10/20 7:30 pm
Bylaws/Elections/ Policies/Procedures	Bartick	2 vacant seats on Carmel Valley Community Planning Board	None noted

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	Funding challenges, thinking out of the box	None noted
CVREP	Clews	None	None noted
San Dieguito River Park	Harvey, Fuchs	None	None noted
SR-56 Steering Committee / SR-56/I-5 Connector Exploratory Committee	Tillson, Fuchs (Michelle Strauss, alternate)	None	None noted
CPC	Ranu	None	None noted
Signage	John Dean	Discussing human signs and McDonalds signs with Del Mar Highlands Town Center owners	None
Proposition M Exploratory Committee	Tillson/Bartick/Fuchs	Many endorsements from other planning boards and individuals; website: <a href="http://www.yes4RNP.com">www.yes4RNP.com</a> ; board members with questions about the campaign should contact Tillson, Bartick, Fuchs, Ranu, White, or Harvey	None

#### **CHAIR'S REPORT**

None

#### **OLD/ONGOING BUSINESS**

None.

#### **NEXT MEETING**

Thursday, 28 October 2010, 7 p.m., Carmel Valley Library

#### **ADJOURNMENT**

The board adjourned at approximately 9:00 PM.